

AMENDED AGENDA
TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING
SEPTEMBER 17, 2013 , AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for October 15, 2013.

V. Approval of Minutes

Approval of Minutes from August 20, 2013 and August 28, 2013

VI Public Hearings

Continuation of Petition #1282 Whalerock Renewable Energy, LLC at Kings Factory Road

Whalerock Renewable Energy, LLC (applicant), 497 West Beach Road Charlestown, RI; Lawrence LeBlanc, LL Properties, LLC (owner), 485B West Beach Road Charlestown RI; N.I.N., LLC (owner), 133 Old Tower Hill Road, Suite 1, Wakefield, RI, requesting a Special Use Permit to construct a "Large Wind Energy System" in accordance with Article VI, Section 218-37, Subsection D (4) "Wind Energy Generator Towers and Systems" as adopted August 10, 2010 and Article IV, Section 218-23, "Special Use Permit". Premises located at Kings Factory Road and is further designated as Lot 186 on Assessor's Map 17.

Petition # 1291 Margaret L. Hogan, Esq. for Neil L & Catherine M. Taitel

Requesting a Dimensional Variance in accordance with Article IV Section 218-24, and Dimensional Table 218-41 to demolish existing dwelling and rebuild closer to the side yard setbacks; 12' allowed, 7.5' proposed on left side and 9.5' proposed on the right side. Premises located at 31 Ricks Road and further designated as Lot 117-23 on Assessor's Map 17.

Petition#1292 Amanda Magee

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to align 10' of the main house with the existing non-conforming addition to provide increased kitchen area; 12' allowed, 6' - 2" proposed and add a small screen porch; 12' allowed, 1' - 2" proposed on the right side. Premises located at 97 Ridgewood Road and further designated as Lot 154 on Assessor's Map 13.

Petition #1293 Emilio & Maria Arias

Requesting Dimensional Relief from Article VI Section 218-37 Subsection B (c), interior finish of existing detached garage area greater than allowed; 300 square feet allowed 500 square feet requested. Premises located at 23 Shumankanuc Hill Road and further designated as Lot 2 on Assessor's Map 22.

VII. Discussion Among Members

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact (711-364-1240) at least three (3) business days prior to the meeting.

In accordance with Federal law and U.S. Dept. of Agriculture policy, the Town of Charlestown is prohibited from discrimination on the basis of race, color, national origin, sex, age or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-0410 or call 800-795-3272 (voice) or 202-720-6382 (TDD).

VIII. Adjournment

All petitions may be reviewed in detail in the Building Official's office during regular office hours. A forty-eight (48) hour notice is required for persons with sensory impairment needing auxiliary aids.

Any petitions on this agenda that are not decided at this meeting may be continued to the following Thursday or a subsequent date.

Respectfully submitted,
Mary Goff, Clerk
Zoning Board of Review

Posted:8/29/2013 SOS, ClerkBase, Library

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